

Bedford Community Preservation Committee
Minutes of Tuesday, January 13, 2015 - Regular Session
Town Hall, Second Floor Conference Room

Members Present: Cathy Cordes (at-large member), Chair; Margot Fleischman (Selectmen, Park Commissioner); Don Corey (Historic Preservation Commission); Robin Steele (Recreation Commission); Eugene Clerkin (Housing Authority); Steven Hagan (Conservation Commission); Shawn Hanegan (Planning Board)

Absent: Christina Wilgren (Bedford Housing Partnership) and Vito LaMura (at-large member)

Also Present: Assistant Town Manager Jessica Porter; Selectman Caroline Fedele; Bedford Housing Authority Director Brenda Peacock; Public Works Director Roy Sorenson; Town Engineer Adrienne St. John; Ground Superintendent Dennis Freeman; Recreation Director Amy Hamilton; Athletic Director Keith Mangan; Barbara Perry, Finance Committee; Program Coordinator Nikki Taylor; Elizabeth Hacala, Press Representative

1. Call Meeting to Order

Chair Cordes opened the meeting at 7:34 p.m. with a quorum present.

2. Project Status Update

a. Ashby Place

Bedford Housing Authority Director Brenda Peacock updated the CPC on the status of the Kitchen, Bath and Window replacements at Ashby Place. Staff at the BHA has met with an architect who will put together the scope of work for the project. Building B was randomly selected to be the first building to receive kitchens and bath. Ms. Peacock hopes that over the next 5 years, half of the buildings will be completed. The state requires that an architect be hired for each project and that each project must go out to bid. The process should not take as long for subsequent building. Ms. Peacock stated that the funding in place is for the project at Building B and that they would probably not need additional funding until FY2017. The committee thanked Ms. Peacock for this information and will modify the request for funding for FY2017.

b. Public Works

Mr. Sorenson presented three projects that he would like considered for CPC funding for FY2016. The first project is for Athletic Field Development on the land acquired from St. Michaels. The Fields Partnership has been discussing different options for that land

and are proposing that one field be constructed that can be used as a practice field and a game field for when Sabourin Field is booked. A discussion ensued about the benefits of installing one or two fields on this property and whether they would be artificial or natural turf. Ms. Hamilton stated that it may be more cost effective to install artificial turf on B field and making the former St. Michael's property into practice fields.

The cost of developing the St. Michael's property with one field and the realignment of A field is estimated at 1.2 million dollars. Mr. Sorenson will have more information on the cost at the February 5, 2015 public hearing. The 1.2 million dollars includes design and mitigation work for drainage.

Mr. Sorenson stated that there is enough money in the Sidewalk budget for the upcoming projects and that they do not need the \$200,000 that was requested for FY2016. The next project will be the sidewalk construction on Concord Road.

Mr. Sorenson mentioned that the Town is developing a Sidewalk management plan to identify existing sidewalks and their conditions. Ms. Cordes stated that CPA funds cannot be used for maintenance programs.

The section of the Narrow Gauge bike path from Great Road to the Billerica line needs to be resurfaced with stone dust to prevent further deterioration. The project should take about one to two months to complete since there will not be any drainage work. During the resurfacing the bicycle and pedestrian traffic will be rerouted.

The CPC had previously decided not to fund the replacement lighting at Sabourin Field. Mr. Sorenson is hoping they may reconsider as the lights are in very bad shape.

Mr. Sorenson also stated that there is need for new fencing at the tennis courts but it was determined that this project was not CPC eligible.

There is a need for the construction of Pedestrian bridges on Washington Street and Lantern Lane. The projects can be broken up among two fiscal years but Town Engineer St. John would like to see them done in the same fiscal year. The Washington Street bridge would cost approximately \$175,000 and the Lantern Lane bridge would cost approximately \$125,000. The Washington Street Bridge is more urgent as part of it is tipping into the water. The Town already has the easement for this bridge and the property owner would like the old bridge removed.

3. Community Preservation Committee Six Year Plan and Estimated Budget

The CPC has \$929,935 to distribute in FY2016 after subtracting expenses and mandatory expenditures in Affordable Housing. The CPC must spend \$181,660 in Affordable Housing.

4. Review of Submitted Requests for FY2016

- a. Municipal Affordable Housing Trust – Funds for Ashby Place Kitchen and Bath Replacement (\$316,600)
 - Funding not needed until FY2017; removed from FY2016 consideration
- b. Affordable Housing Reserves (\$350,000)
 - Ms. Wilgren was absent from the meeting and it was decided to postpone discussion on this item until she is able to present more information about the other requests.
- c. Housing for Homeless Bedford Residents without Children (\$30,000)
 - Awaiting more information from Ms. Wilgren.
- d. Expiring Use Preparation (1,000,000)
 - Awaiting more information from Ms. Wilgren.
- e. Affordable Housing Consultant (\$15,000)
 - This money would cover the contract between the Town and the Regional Housing Services Office.
 - Ms. Porter noted that 10 percent must be spent on Affordable Housing project.
- f. Preservation of Modern Homes to Maintain Economic Diversity (\$250,000)
 - Ms. Porter reported that there should be more information available at the next meeting. A developer has approached the Town about starting a program like this.
 - A portion of this could be funded out of the mandatory funding for Affordable Housing
- g. Historic Properties Preservation Fund (\$100,000)
 - This would replenish what was spent for the Passenger Depot Project
- h. Bicycle Repair Stand (\$1,300)
 - Bicycle Advisory Committee Chair Terry Gleason will come to the public hearing on February 5, 2015 to explain more about this project. The Rotary Club may be able to fund some of this project.
- i. Pedestrian Bridges (\$300,000) – for Washington Street and Lantern Lane
 - The Committee could fund both of these projects at the same time or Washington Street for \$175,000 or Lantern Lane for \$125,000.

5. Review of Capital Requests

- a. Athletic Field Development (\$800,000)
 - Mr. Sorenson will provide more information at the public hearing.
- b. Bike Path Refurbishment (\$56,265)
 - This is a rehabilitation project that should last about 10 years. The committee seemed in favor of funding this.
- c. Sidewalk Construction (\$200,000)

- Funding is not need at this time. A placeholder for sidewalks will be allocated for sidewalk construction for FY2018.

6. Review any additional submission

Chair Cordes asked that staff contact the Department of Revenue to determine whether CPA funds can be used for exterior painting projects that are not part of a renovation. She also requested that staff ask about whether CPA funds can be used for the Sidewalk Management plan and for the Bleachers.

The Facilities Department submitted requests for

1. Emergency Generator Smoke Stacks
 - The Selectmen could fund this directly out of the Historic Preservation Fund.
2. Site lighting at the JGMS
 - This project is not eligible for CPA funds because it does not fall into any of the CPA categories.
3. Bleachers at Sabourin Field
 - CPA funds cannot be used to build structures that require a building permit.

With the new information provided at this meeting the CPC is considering funding the following projects

- 4b. Affordable Housing Reserves
- 4e. Affordable Housing Consultant
- 4f. Preservation of Modern Homes to Maintain Economic Diversity
- 4g. Historic Properties Preservation Fund
- 4i. Pedestrian Bridges
- 5a. Athletic Field Development
- 5b. Bike Path Refurbishment

After more information is provided at the public hearing the committee will determine how much money will be allocated for each project.

7. Community Preservation Coalition – (anticipate receipt of Dues Notice)

Staff has not received the notice for this yet.

8. Minutes – December 16, 2014

Mr. Corey made a motion to approve the minutes of December 16, 2014, as written. Mr. Hanegan seconded the motion.

The motion passed 7-0-0.

9. New Business

There was no new business

10. Schedule Next Meeting

A public hearing has been scheduled for February 5, 2015.

Ms. Steele a motion to adjourn. Mr. Hanegan seconded the motion.

The motion passed 7-0-0.

The meeting adjourned at 9:25 p.m.